



**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, JUNE 5, 2025**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/81715592505](https://bainbridgewa.zoom.us/j/81715592505)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 817 1559 2505

AGENDA

1. CALL TO ORDER / LAND ACKNOWLEDGMENT - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. AGENDA APPROVAL / CONFLICTS DISCLOSURE - 6:05 PM

3. PUBLIC COMMENT INSTRUCTIONS - 6:10 PM

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person.

Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the City Clerk by noon on the date of the meeting at cityclerk@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

- 3a. **Public Comment Instructions - 6:15 PM** 10 Minutes
[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

4. UNFINISHED BUSINESS - 6:20 PM

Continued Discussion on Winslow Subarea Plan
[Winslow 060525 PC Slides.pdf](#)
[Planning Commission 2025 Motions for WSP Comp Plan.pdf](#)

5. FOR THE GOOD OF THE ORDER - 8:20 PM

6. ADJOURNMENT - 8:25 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assist listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceeding the meeting.

Public Comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 208 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: June 5, 2025

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment Instructions - 6:15 PM

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Discussion Only

ATTACHMENTS:

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. For members of the public who wish to provide public comment in-person, at a Planning Commission meeting:

1. Sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet
2. Speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed, and there is no yielding of one person's time to another person.
3. Orderly behavior and civility in remarks is expected with no clapping or booing, Guidelines for public comment are provided.
4. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name on Zoom.
5. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Instructions for Providing Public Comment Remotely

1. Contact the Planning & Community Development Department at pcd@bainbridgewa.gov no later than Noon on the day of the meeting. State which meeting you would like to make a public comment and provide your true name.

IMPORTANT: No remote public comment will be accepted without first registering at the email address above.

2. Join the Zoom webinar by following the link posted on the agenda and on the City's website calendar. Sign into Zoom. You will need to enter and display your true name on Zoom.
3. The Chair will indicate when it is time for you to make a public comment.

Excerpts from the Governance Manual regarding public comment (although “City Council” is mentioned below, this information applies equally to Planning Commission):

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

- (a) Speaking without being recognized by the Presiding Officer.
- (b) Continuing to speak after the allotted time has expired.
- (c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.
- (d) Throwing objects.
- (e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.
- (f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.
- (g) Impersonating a City Councilmember or a member of the City staff.
- (h) Shouting or otherwise engaging in loud or boisterous behavior.
- (i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.
- (j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.

- (k) Booing, hissing, or otherwise disrupting the comments of another speaker.
- (l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute “fighting words” under constitutional law.
- (m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

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9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comment shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: June 5, 2025

ESTIMATED TIME: 2 Hours

AGENDA ITEM: Continued Discussion on Winslow Subarea Plan

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Planning & Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

January 9, 13, 30; February 13, 27; March 5, 13, 27; April 2, 10, 24; May 1, 8, and 22 2025

PREVIOUS COUNCIL REVIEW DATE(S):

Monthly updates to City Council, including April 22 and May 27, 2025.

RECOMMENDED MOTION:

Continue review and discussion of the Central Core, Madison and Ferncliff zoning districts for housing, Floor Area Ratio and building heights. Review and recommend boundaries for residential zones (R-zones) as time allows.

SUMMARY:

At the 3/5, 3/13, 3/27, and 4/2 meetings, the Planning Commission agreed on preliminary boundaries for the High School Road, Ferry, Core, and Transition (now named Madison and Ferncliff) zoning districts by modifying the "Draft Preferred Alternative" map. At the 5/1 meeting, the Planning Commission began its discussion on building form, floor area ratio (FAR), building height or lot coverage for these zones, completing preliminary recommendation of 6 stories/ 65 foot building height and 4.0 FAR for the Ferry zone for projects that include affordable housing. At the 5/8 meeting, the Commission completed a preliminary recommendation of 55 ft and 4.0 FAR for the High School Road zone for projects that include affordable housing (details TBD).

The Planning Commission will continue discussing geographies and development standards for the other mixed use zones (Central Core, Madison & Ferncliff). The Planning Commission could also discuss boundaries for the Winslow residential zones (R-zones) as time allows.

BACKGROUND: The Planning Commission is reviewing and making recommendations on a preferred land use alternative for the Winslow Subarea Plan. A working outer boundary for the Winslow Subarea was recommended by the Planning Commission at their February 27, 2025 meeting. Throughout March, April, and May the Planning Commission has been discussing zoning district boundaries, working from more dense to less dense, in addition to discussing a variety of related land use issues.

Additional information about the Winslow Subarea Plan can be found on the project website:

<https://cityofbainbridgeisland.civilspace.io/en/projects/winslow-subarea-plan-update>

ATTACHMENTS:

[Winslow 060525 PC Slides.pdf](#)

[Planning Commission 2025 Motions for WSP Comp Plan.pdf](#)



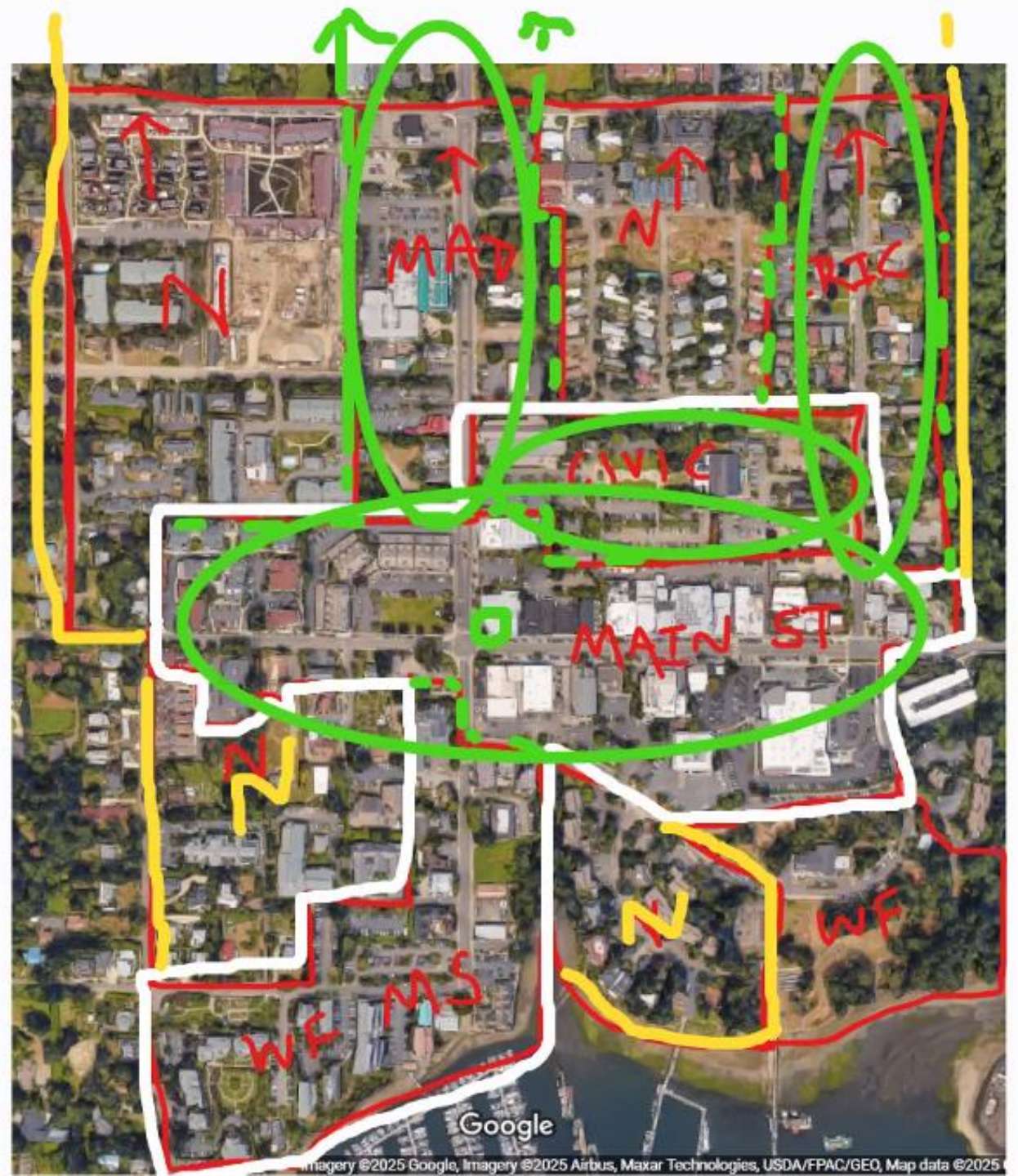
**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
Planning Commission
Special Meeting

June 5, 2025

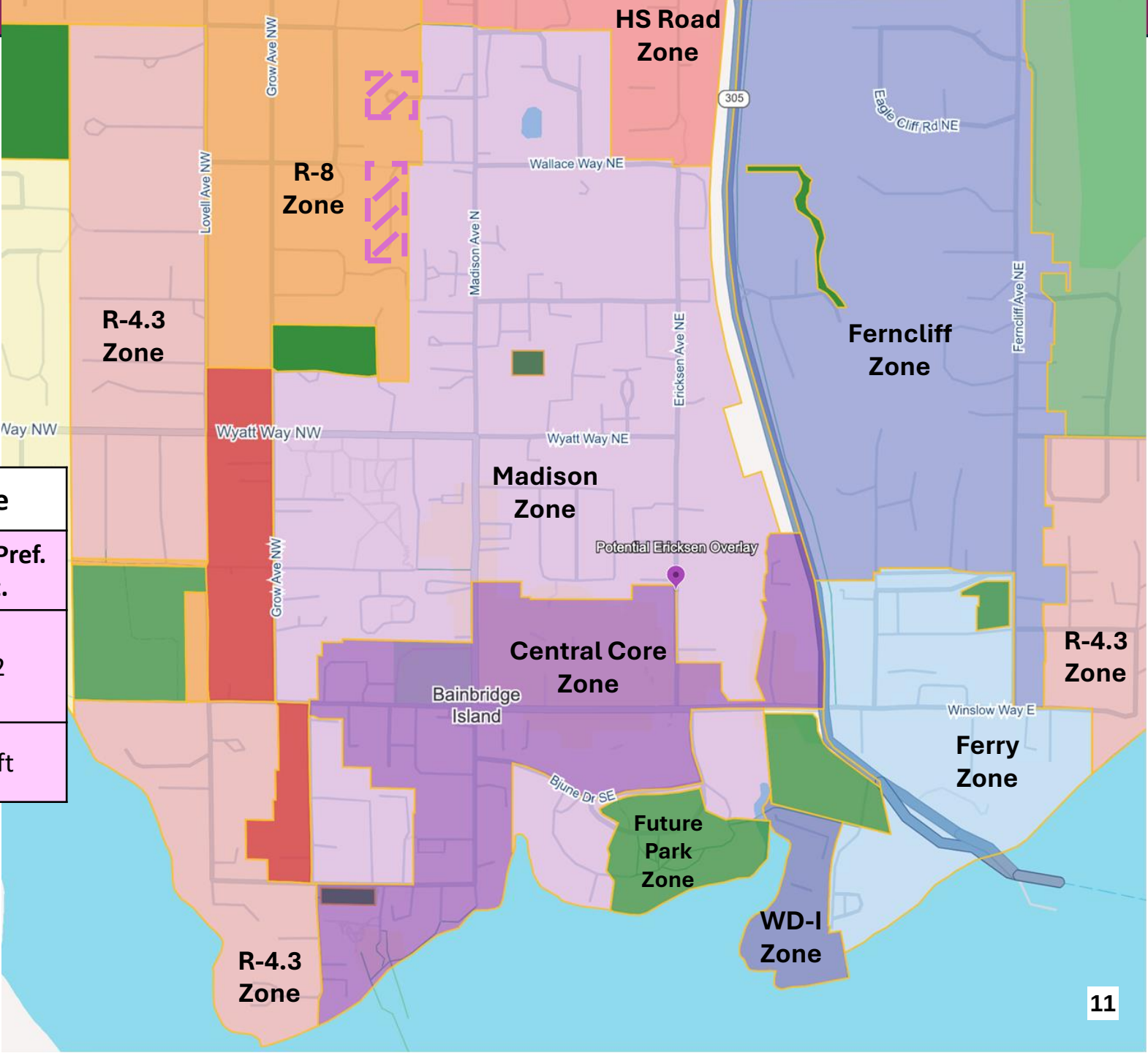
Continued Discussion: Winslow Subarea Plan Mixed Use Zoning Districts

**May 22 Planning
Commission Discussion:
Ideas for Central Core &
Madsion Zones;
To Be Cont'd June 5, 2025**

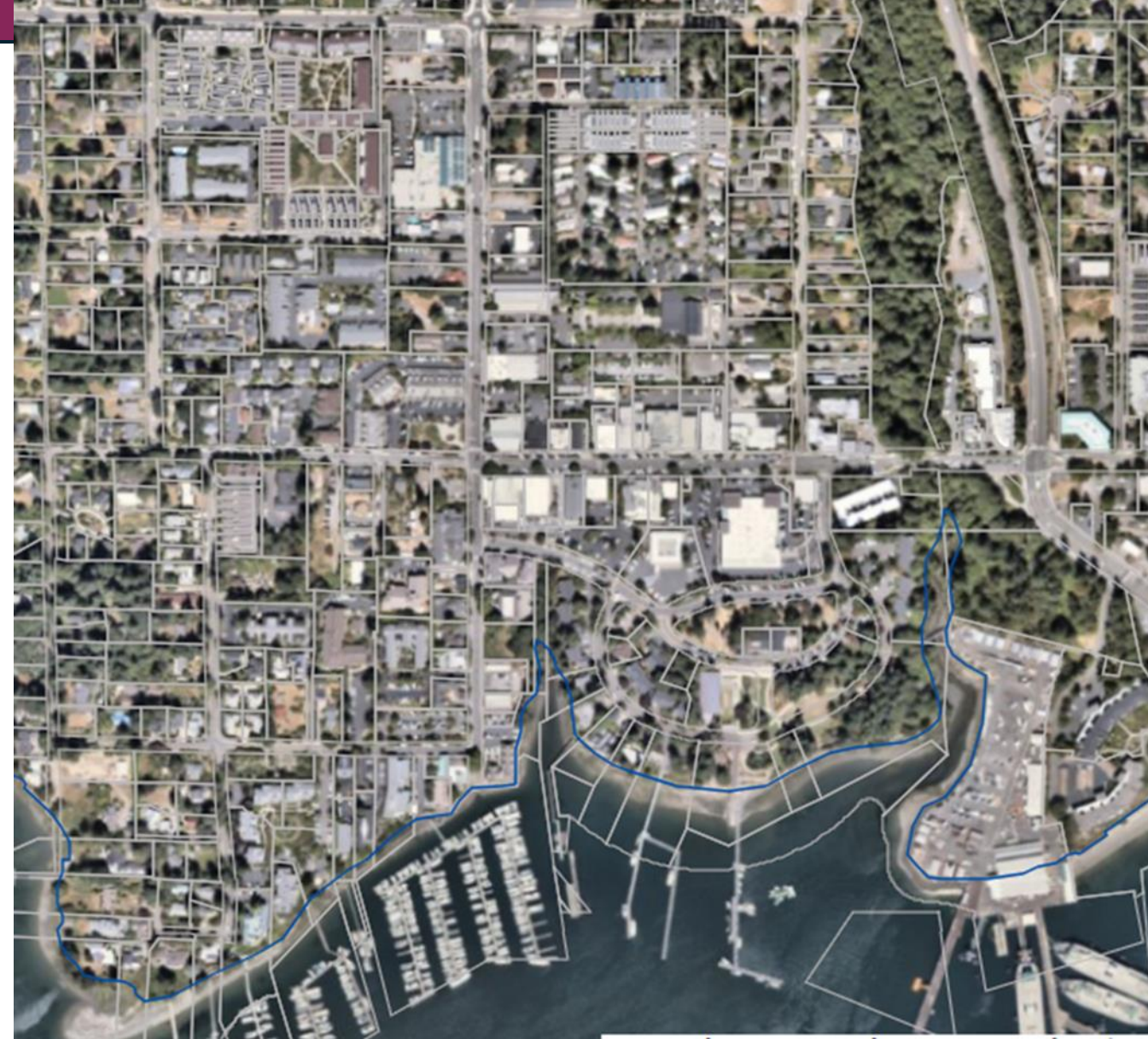
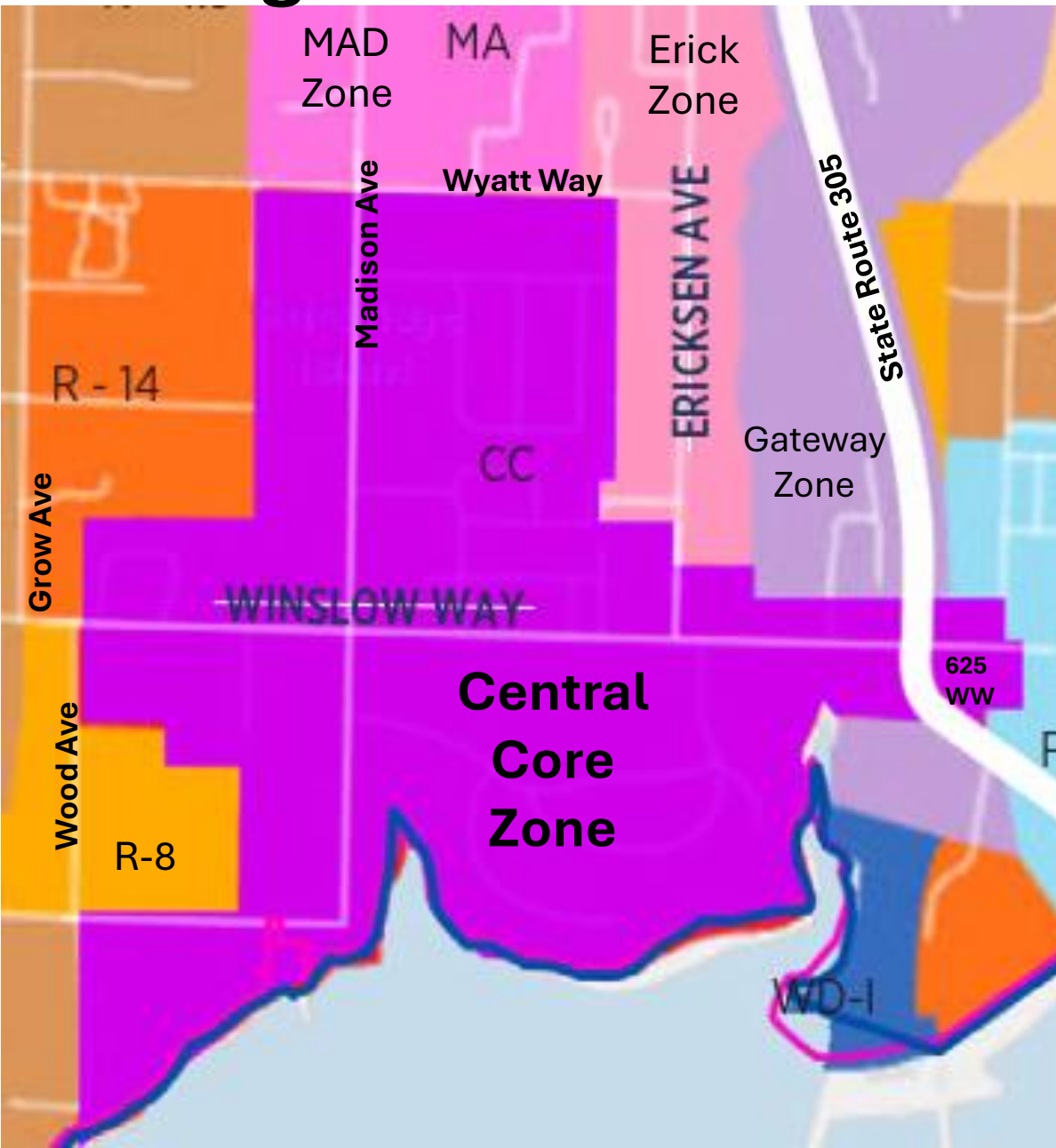


May 22 Planning Commission Discussion: Ideas for Central Core & Madsion Zones; To Be Cont'd June 5, 2025

Development Standards	Central Core Zone		Madison Zone	
	Alt. 1 existing	Draft Pref. Alt.	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	45 ft	55 ft	35/45 ft	45 ft

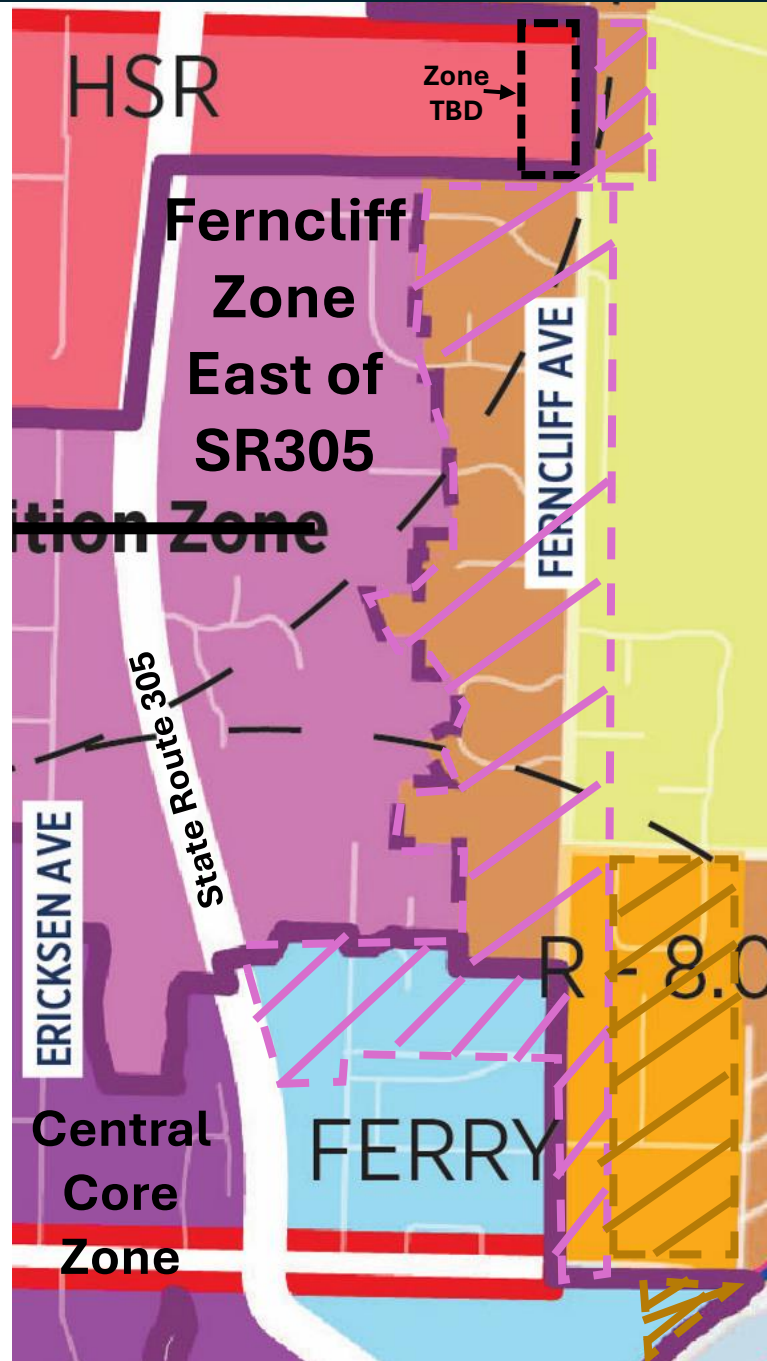


Existing Central Core Zone



Draft Alternative Ferncliff Zone

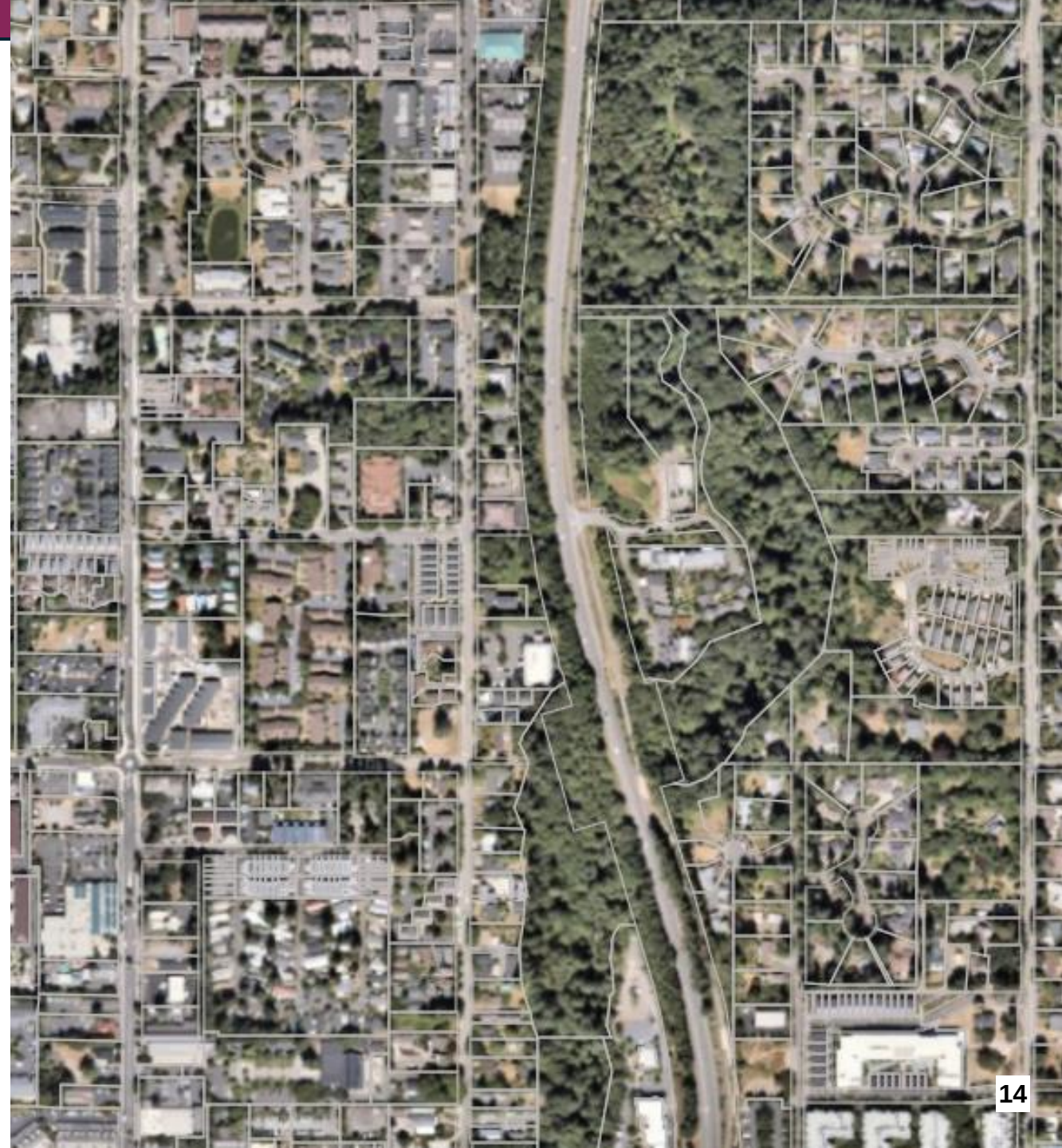
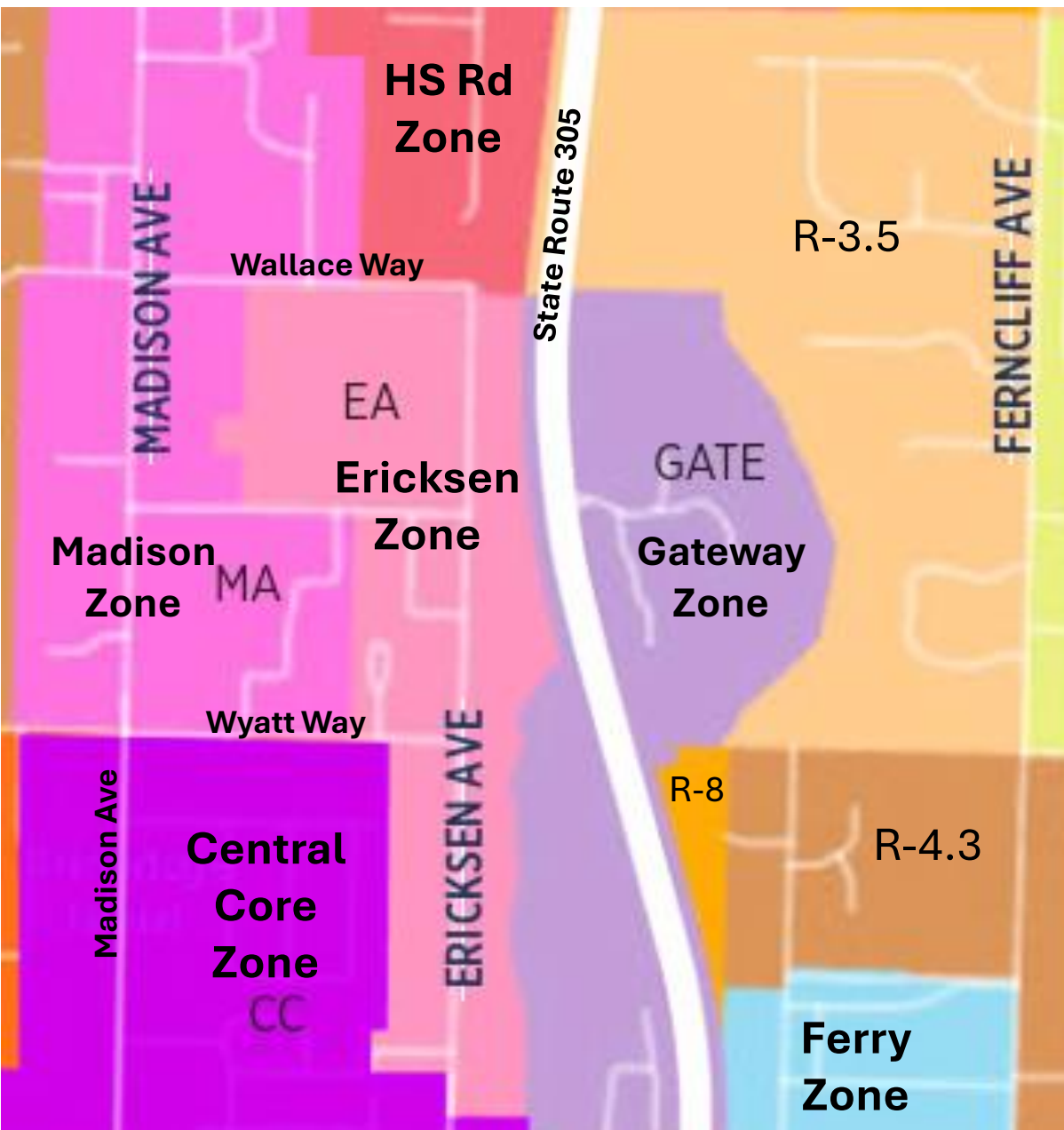
Ferncliff Zones Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	35/45 ft	45 ft

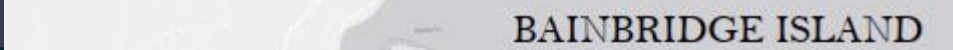


**Ferncliff Zone
Additions
Recommended at
4/2 PC Mtg.**

**R-4.3 Zone
Recommended at
4/2 PC Mtg.**

Existing Madison Ferncliff Area Zoning

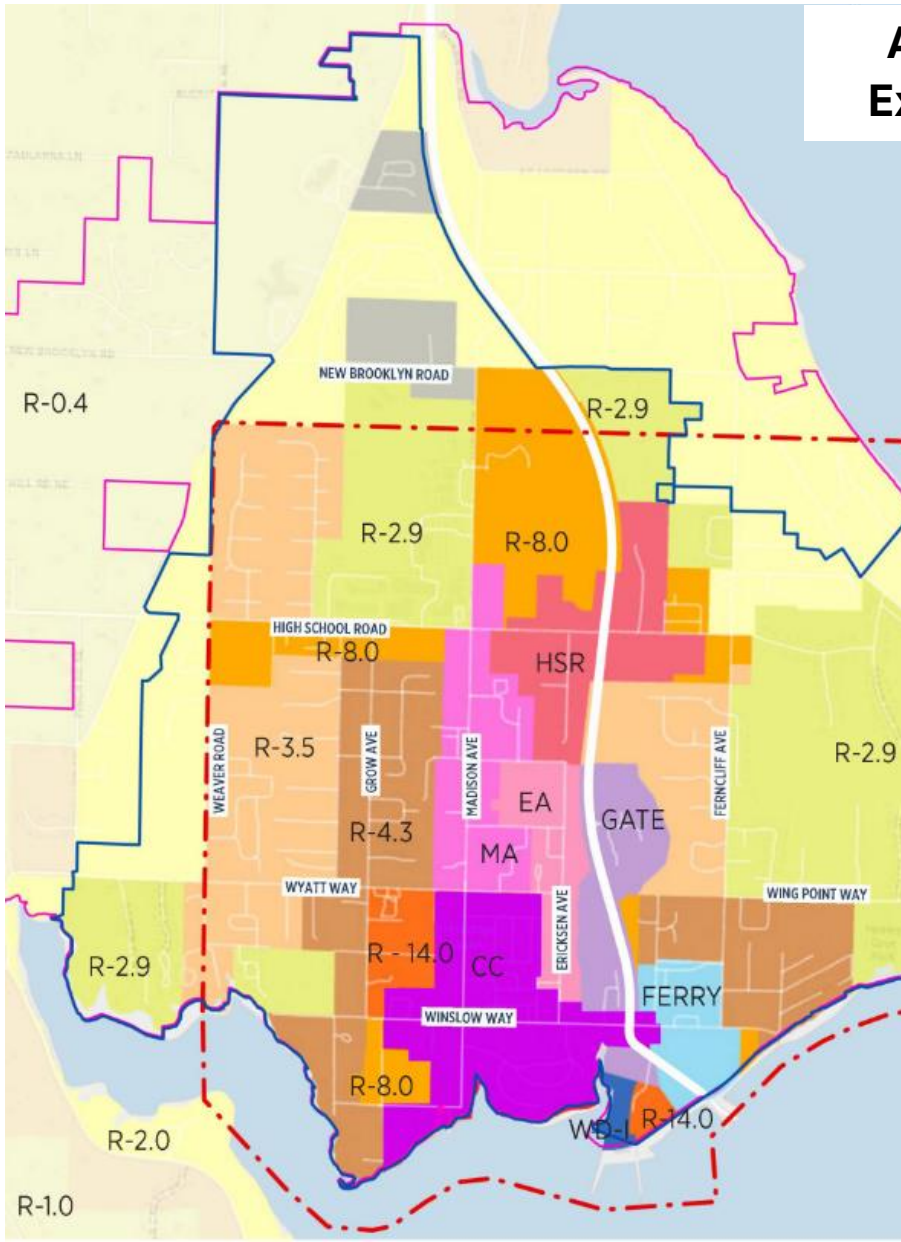




Winslow Subarea Residential Zones (if time allows)

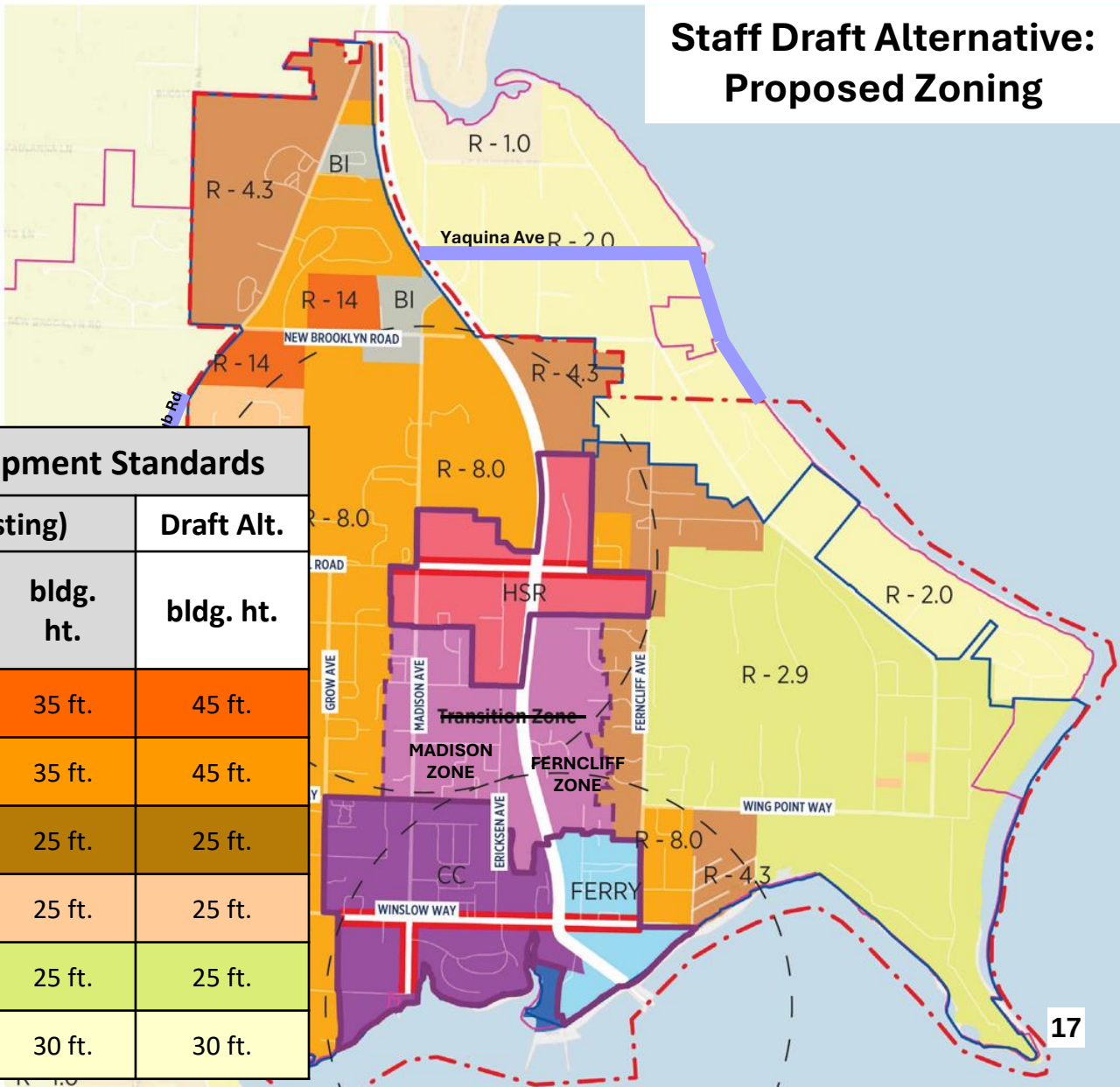
Winslow Residential Zoning

Alternative 1:
Existing Zoning



Residential Development Standards			
Zone	Alt. 1 (Existing)		Draft Alt.
	Density 1DU/XX sq. ft.	bldg. ht.	bldg. ht.
R-14	3,100 sq. ft.	35 ft.	45 ft.
R-8	5,400 sq. ft.	35 ft.	45 ft.
R-4.3	10,000 sq. ft.	25 ft.	25 ft.
R-3.5	12,500 sq. ft.	25 ft.	25 ft.
R-2.9	15,000 sq. ft.	25 ft.	25 ft.
R-2	20,000 sq. ft.	30 ft.	30 ft.

Staff Draft Alternative:
Proposed Zoning

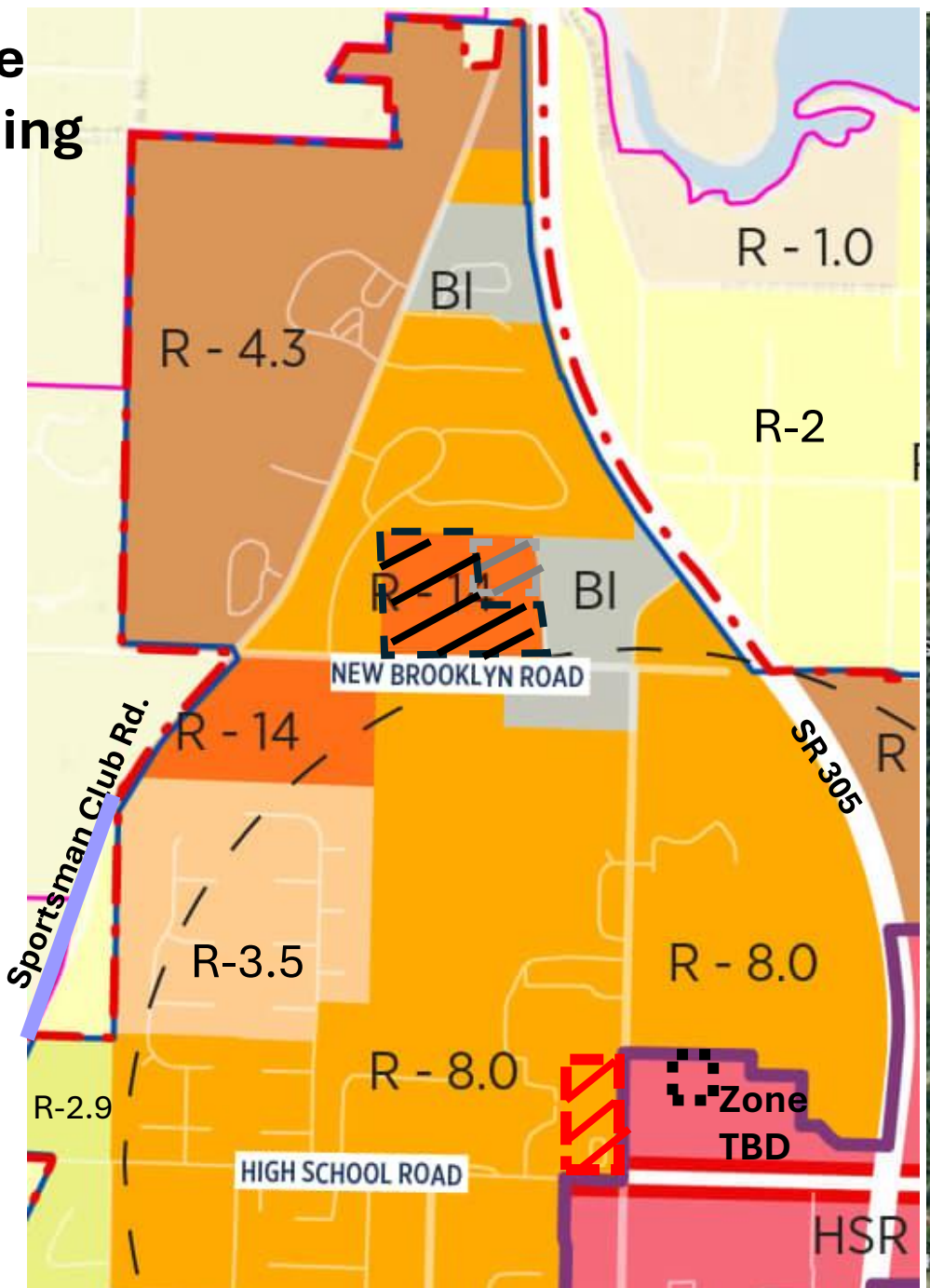


Draft Alternative Residential Zoning Northwest Winslow

Keep B/I Zoning for “The Farm” (4/22 PC Mtg.)

Recommend Mixed Use Zone TBD (4/22 PC Mtg.)

HS Zone Recommended (3/5 PC Mtg.)

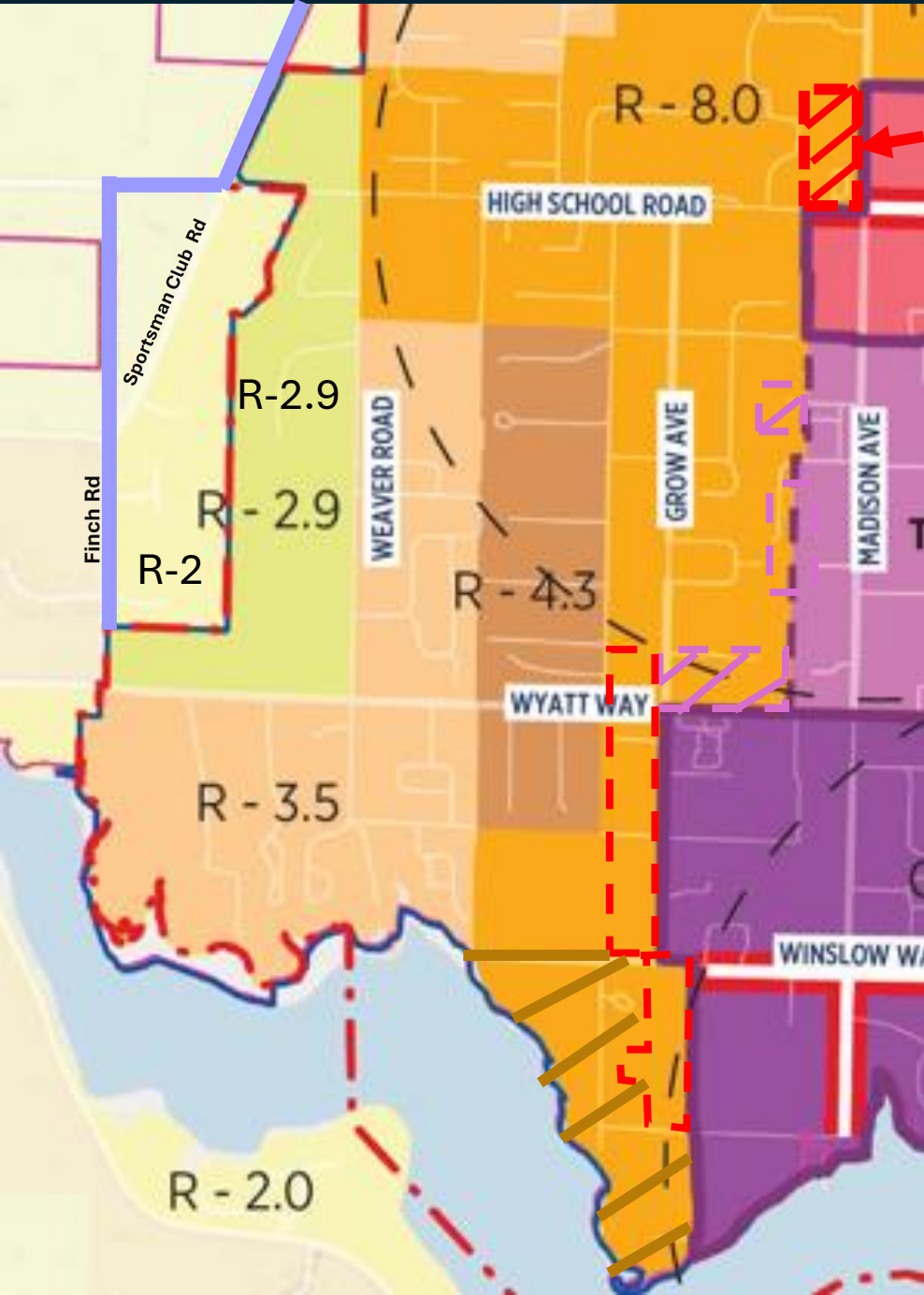


Draft Alternative Residential Zoning Southwest Winslow

Madison Zone Additions Recommended at 4/2 PC Mtg.

4/10 PC Motion “Transition/TBD” Areas

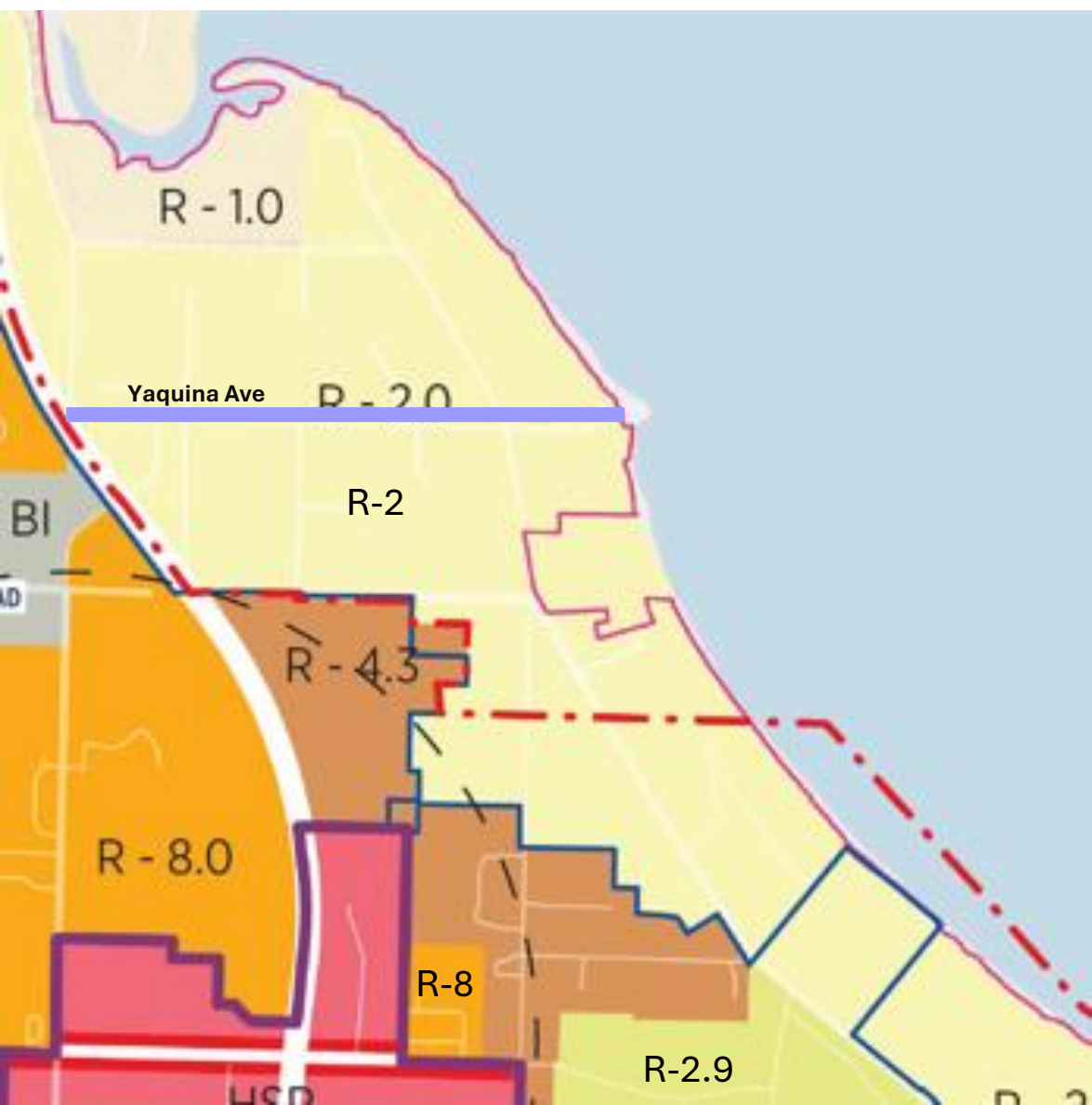
4/10 PC Motion to Leave R-4.3



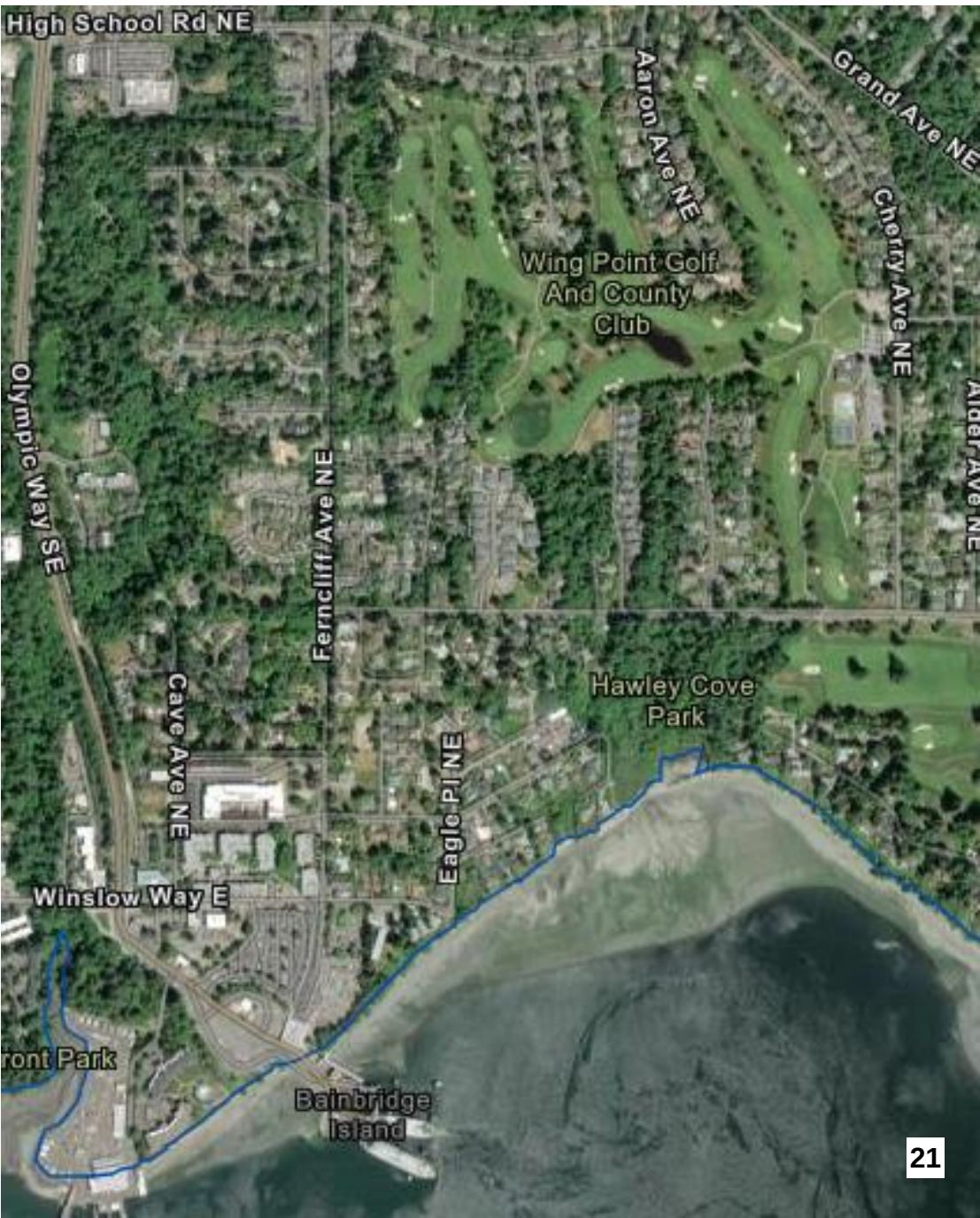
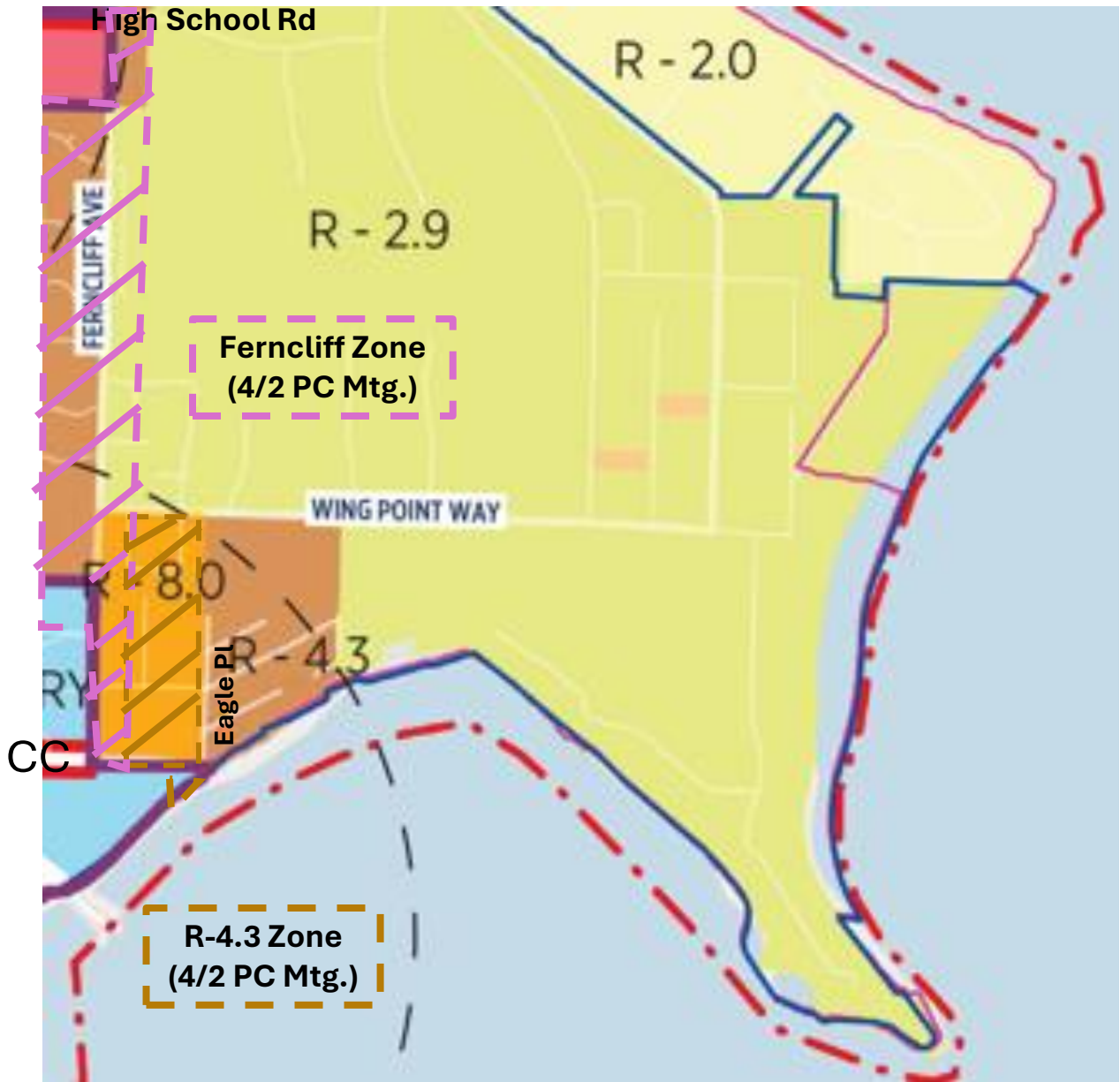
Prelim. PC HS Rd. Zone



Draft Alternative Residential Zoning Southeast Winslow

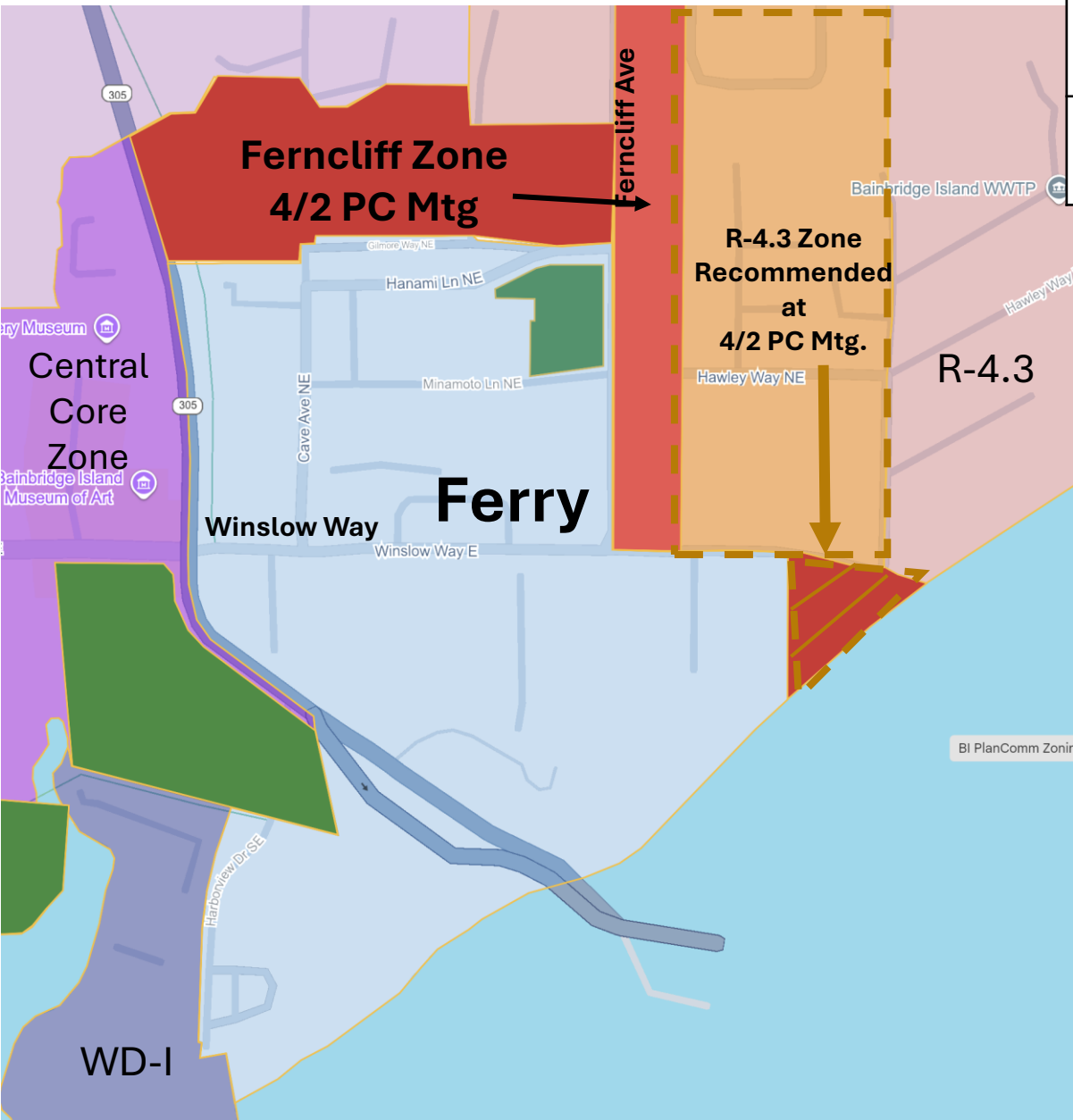


Draft Alternative Residential Zoning Southeast Winslow



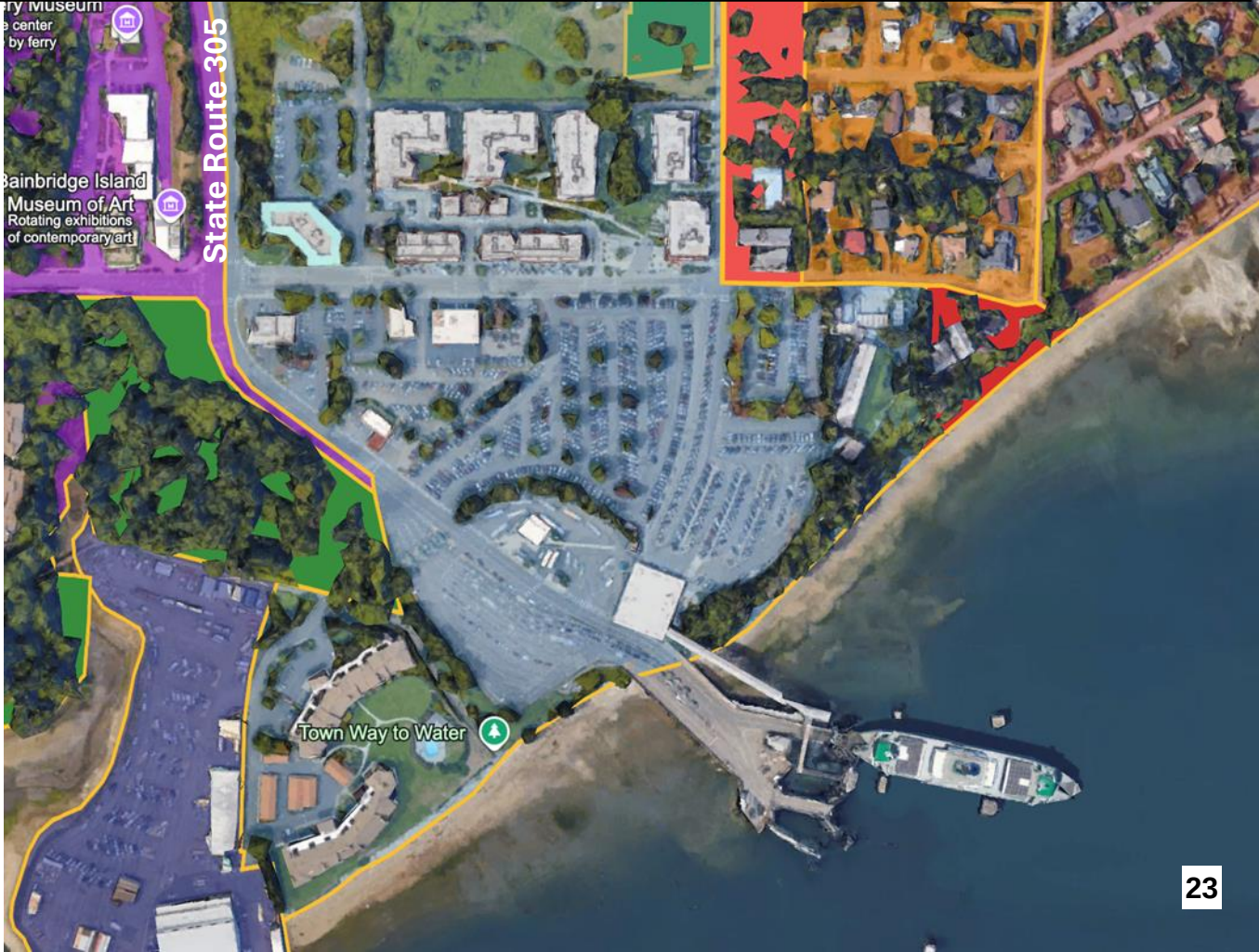
Planning Commission Recommendations for Ferry and High School Road Zones

Draft Alternative Ferry Zone (3/13 Planning Commission Boundary)

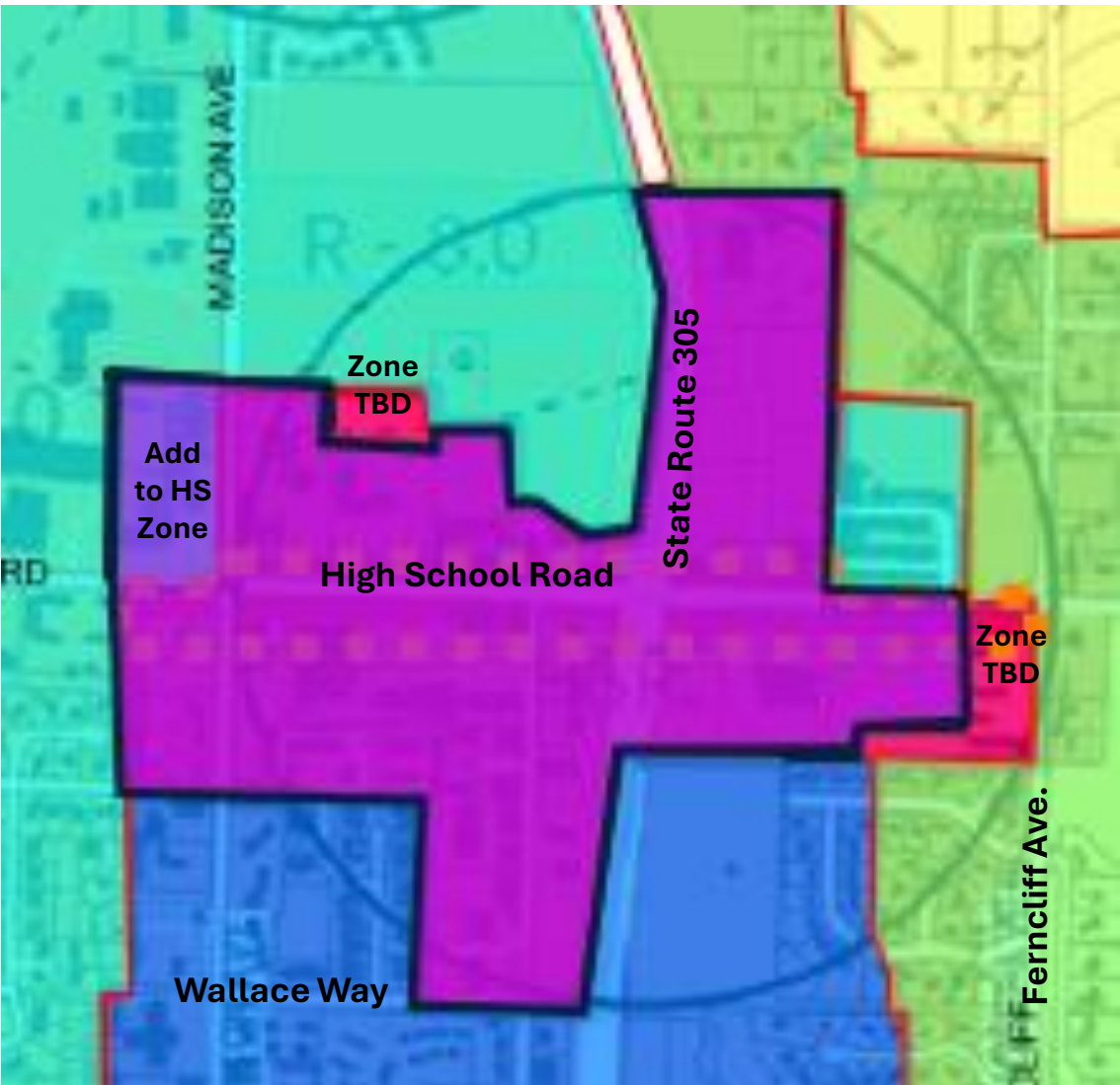


Ferry Zone Development Standards

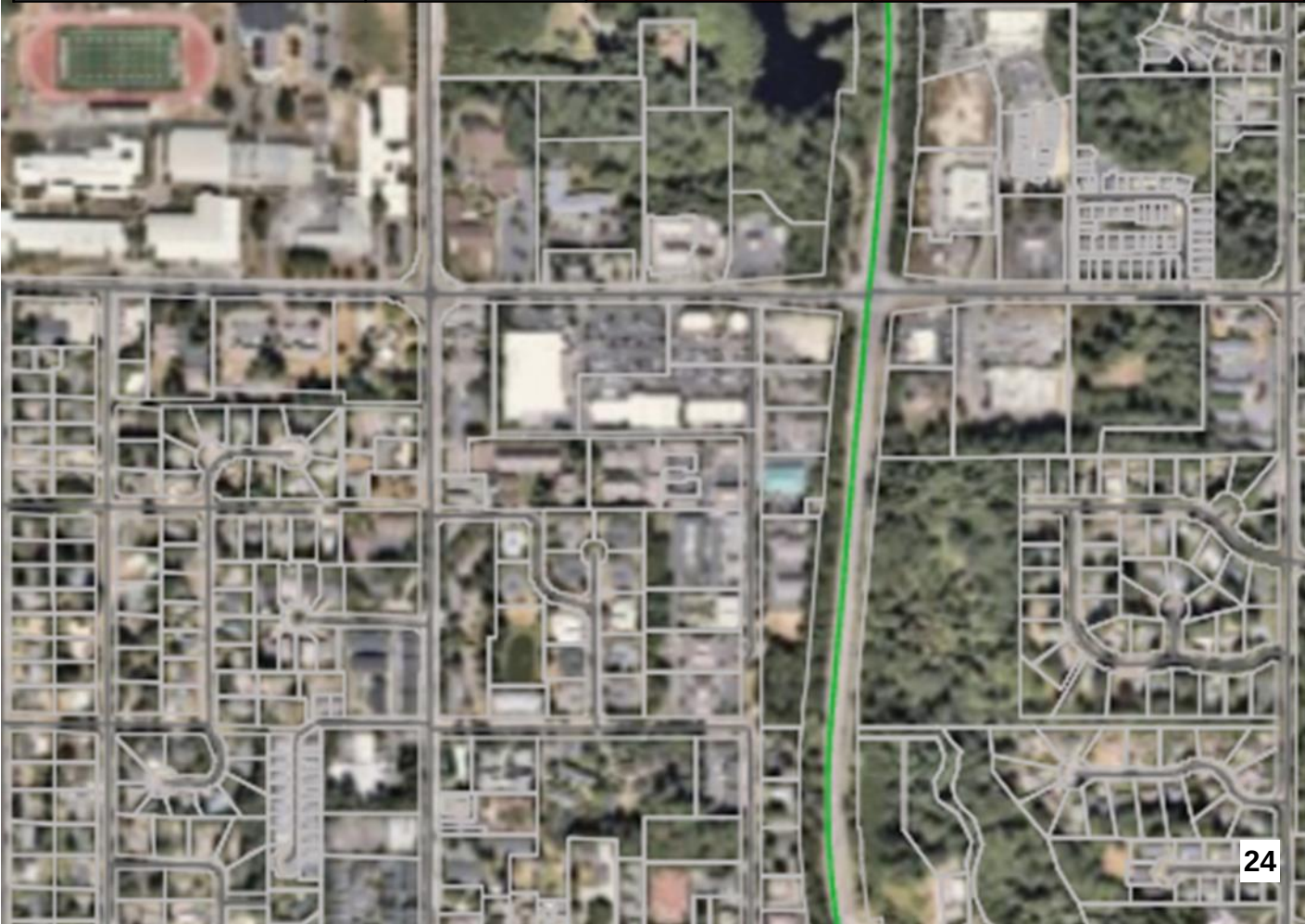
	Alt. 1 (existing)	Draft Pref. Alt.	5/1 PC Recommendation (with affordable housing)
Mixed Use Density Floor Area Ratio (FAR)	0.5 (base) 1.4 (max)	3.0	4.0
Max. Building Height	45 ft	65 ft	65 ft (6 stories) stepback TBD



Draft Alternative High School Rd Zone (3/5 Planning Commission Boundary)



HS Road Zone Development Standards			
	Alt. 1 existing	Draft Pref. Alt.	5/8 PC Recommendation (with affordable housing)
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	2.5	4.0
Max. Building Height	45 ft	65 ft	55 ft (5 stories) stepback TBD



Planning Commission Motions Made for the Winslow Subarea Plan and Comprehensive Plan

Planning Commission Mtg – Jan 9, 2025	MOTION: I move to request that the Planning staff bring back to the Planning Commission: 1. A review of the TDR program, and what may be needed to improve or complete the program, 2. A matrix for how the number of affordable units was derived using the implementation plan from the housing action plan, 3. City owned land that's undeveloped or otherwise available for housing. Blossom / Deines: The motion passed unanimously, 5-0.
Planning Commission Mtg – Feb 27, 2025	MOTION: I move for this Commission to adopt for future discussion purposes, the preliminary bound Winslow Subarea boundary as shown currently. We can provide that graphic. With emphasis - that this is a preliminary subarea boundary for study and is subject to change as we refine our zoning recommendations and development standard recommendations. Schaab/Garcia The motion carried unanimously. 5 -0,
Planning Commission Mtg – Feb 27, 2025	MOTION: I move that staff schedule a Special Planning Commission meeting for Wednesday, March 5th, from 6:00 - 8:00 PM. Blossom/Preudhomme The motion carried unanimously. 5 -0,
Planning Commission Mtg – Mar 3, 2025	MOTION: I move to approve the High School Road District boundary by amending the preferred alternative boundary by adding the portion of the school district parcel that includes the Commodore Building, removing the city-owned property north of Virginia Villa, and removing Island Terrace. Blossom/Garcia The motion carried unanimously.
Planning Commission Mtg – Mar 3, 2025	MOTION: I move to adopt a relative scale for this discussion and our near-term discussions that is inspired by the transect, the scale that runs from T1-T6. T1 being the least dense, least developed, likely natural, and T6 being the highest end of that development intensity. Schaab/Blossom The motion carried unanimously.
Planning Commission Mtg – Mar 13, 2025	MOTION: I move that the Planning Commission requests that staff ask legal counsel if, for the 2024 Comprehensive Plan Periodic Update - creating a long range plan to meet our affordable housing allocations by updating the goals and policies of the Winslow Subarea Plan and the Comprehensive Plan only (without updating our zoning and development standards concurrently) will adequately meet the planning requirement of House Bill 1220. Blossom/Schaab: The motion carried unanimously.

Planning Commission Mtg – Mar 13, 2025	MOTION: I move that this Planning Commission adopt, as a preliminary zoning boundary for the ferry district, what was presented as the preferred alternative with the eastern 3 lots removed and the property north of Gilmore Way, between Ferncliff and Hwy 305, as shown in the image created during this meeting. Blossom/Schaab: The motion carried unanimously.
Planning Commission Mtg – Mar 13, 2025	MOTION: I motion to recommend to the Planning Department to study along Ferncliff Ave NE from Winslow Way, up to High School Rd, the potential for a transition zone of one parcel fic plus or minus one parcel for future conversations. Preudhomme/Garcia: The motion carried unanimously.
Planning Commission Mtg – Mar 13, 2025	MOTION: I motion to recommend to the City Council that we create a Master Plan Process to address the ferry district and as a complementary/ after the fact step to the Comprehensive Plan in Winslow Subarea. Preudhomme/Garcia: The motion carried unanimously.
Planning Commission Mtg – Mar 13, 2025	MOTION: I move to recommend that a Master Plan be developed for the High School Road as part of a post Comprehensive Plan update action. Schaab/Garcia: The motion carried unanimously.
Planning Commission Mtg – Mar 27, 2025	MOTION: MOTION: I move that we get an independent legal opinion on whether the City of Bainbridge Island (COBI), in its Comprehensive Plan update, is legally obligated by the Growth Management Act (GMA) to ensure that COBI actually achieves the housing allocation numbers set forth on Appendix F of the Kitsap Countywide Planning Policies, or alternatively, whether the GMA simply requires that the update provide sufficient capacity of land and include policies and provisions to permit or allow for the 3 achievement of those targets, consistent with COBI's obligation to balance and harmonize the multiple goals and/or requirements of the GMA. Garcia/Blossom: The motion passed unanimously.
Planning Commission Mtg – April 2, 2025	Motion: I move to accept the core district boundary as proposed by staff with the addition of 4 lots on the east side of Erickson, south of Wyatt. Blossom/Deines – The motion carried unanimously.
Planning Commission Mtg – April 2, 2025	Motion: I move to amend the staff proposed preferred alternative transition zone, dividing it into two zones. One zone would be the Madison Zone, that includes everything west of 305, (shown as part of the transition zone in the staff preferred alternative) plus the few parcels between Gideon Park and Wyatt. The second zone: east of 305 all the way over to Ferncliff, including one parcel thick east of Ferncliff, and

	everything between the High School Rd District and the Ferry District (excluding Island Terrace – TBD).
Planning Commission Mtg – April 2, 2025	Motion: I move to designate the area south of south of Wing Point Way, west of Hawley Cove Park, as east of one parcel from Ferncliff Avenue, and inclusive of the 3 parcels that were left undecided after the ferry terminal conversation, as one zone. Maintain existing Zone 4.3 Schaab/Garcia – The motion carried unanimously.
Planning Commission Mtg – April 2, 2025	Motion: I move to recommend that Bainbridge Island’s Groundwater Management Plan (GWMP) be peer reviewed. Garcia/Schaab: The motion carried unanimously.
Planning Commission Mtg – May 1, 2025	MOTION: I move that we set a height limit of 65 feet for the Ferry District zone that would be achieved with incentives, the base zone would be lower, and there would be street frontage setback requirements forthcoming for some streets. Deines/Schaab – The motion carried unanimously.
Planning Commission Mtg – May 1, 2025	MOTION: I move to establish a Floor Area Ratio (FAR) of 4.0 (highest ratio) for the ferry district, achievable only with incentives, and that a lower FAR would be established for the base. Deines/Schaab – The motion carried unanimously.
Planning Commission Mtg – May 8, 2025	MOTION: I move that the High School Road District be allowed and Incentivized Maximum of 55 feet and 4.0 FAR Incentivized Housing Allowance. Garcia/Deines – The motion carried unanimously.